



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 1st October 2015

Subject: 15/01677/FU – Single storey front/side and two storey side extension with dormer windows at 7 Fern Way, Scarcroft, Leeds, LS14 3JJ

APPLICANT

Mrs Fiona Varley

DATE VALID

12th May 2015

TARGET DATE

7th July 2015

Electoral Wards Affected:

Harewood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Standard 3 Year time limit
2. Development to be carried out in accordance with approved plans.
3. Materials to match.
4. No windows to be inserted in side elevation facing No.9 Fern Way.
5. Landscape Scheme and Implementation.
6. Tree protection fencing

1.0 INTRODUCTION

- 1.1 This application is brought to Plans Panel by Councillor R Procter as a result of the number of objections being raised and a number of trees that have been felled on land the close to the site.

2.0 PROPOSAL

- 2.1 The application proposes to construct a single side and front extension and a two storey extension to replace the existing garage. The gable feature to the front will be increased in height by approximately 0.2m and will be remodelled.
- 2.2 The single storey front and side elevation of the extension will be set to the north-western side of the building close to Syke Lane. The extension will measure approximately 5.0m in width, 14.6m in depth and 4.5m in height. This element will be set approximately 0.5m below the eaves line of the main building and in line with the rear elevation. The extension will feature a pitched roof.
- 2.3 The existing garage will be replaced by a new structure which is larger in terms of its height and features rooms in the roof space. The side extension will measure 6.6m wide and 5.9m in depth. The garage will be 5.9m in height (approx.) and will be served by dormers to the front.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to a fairly modern detached dwelling located on an estate of dwellings of a similar style but are varied in terms of their scale. The dwelling is tucked well in to a small cul-de-sac which radiates out off Fern Way and is not particularly visible from Fern Way. There are residential dwellings that adjoin the site to the rear, front and side. The north western boundary is adjoined by Syke Lane. There are large shrubs and trees that screen the site from Syke Lane. Some of the trees along the grass verge on Syke Lane are protected with a TPO, although some have recently been removed to allow a small gap which allows some views into the site.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 None

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 During the processing of the application concern was raised by Highways with regards to the new access being proposed off Syke Lane. In addition, concerns were raised relating to the impact upon neighbouring residential amenity and the impact on visual amenity. As a result of those concerns the drawings that are the subject of this report were submitted. These omit the access road from Syke Lane and the two storey extension and balcony which were proposed at the north-western elevation of the dwelling has now been reduced to single storey and the balcony has been omitted from the plans. Up to date ordnance survey information has also been provided to show the extent of the footprints of other dwellings which have previously been extended.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Neighbour Notification Letters Posted were sent on 12th May 2015 and following revised drawings being submitted the application was re- advertised on 4th September 2015. As a result of the original notification based on the initial plans,

eight letters of objection had been received and one letter was of support was received.

6.2 The objection letters raise the following concerns;

- The new access off Syke Lane will cause highway safety concerns and harm the character of the rural area.
- A number of mature trees have been removed from the site and from the grass verge off Syke Lane.
- The balcony will raise overlooking concerns.
- The extensions are too large for the plot
- The proposed dormers will appear at odds with the design of the building and the character of the area.
- The proposed new garage will over-dominant and overshadow No.9 Fern Way.

6.3 The support letter comments that the proposed access will be of visual benefit as it will ensure the upkeep of the grass verge. The comments also highlight that the proposal will not raise highway safety concerns.

6.4 Following re-notification to the neighbours based on the removal of the balcony and reduction from two storey to single storey along the north western boundary, no further letter of representation have been received.

7.0 CONSULTATIONS RESPONSES:

7.1 Highways: Raised concern relating to the new access proposed. This has now been omitted from the plans and no objections are raised.

7.2 Landscape Officer makes the following assessment;

- The trees within the site are not subject to TPO or Conservation Area restrictions, and are relatively insignificant ornamentals. Tree protection conditions would sufficiently ensure the retention of the trees.
- On the grass verge off Syke Lane, just outside the site, a gap in has been created in the vegetation where it appears that numerous Holly and a Sycamore have been removed. A TPO tree (Rowan, T2 in TPO 1/89) that once stood on the grass verge has also been removed.
- The trees and shrubs that remain include a TPO Birch Tree (T3). This is moribund and is expected to survive a further two years.
- The remaining trees and shrubs including the TPO tree are separated from the proposal by the boundary fence and the main rooting areas will be within the verge. Therefore, tree protection conditions along with site specific tree protection method statement should be sufficient to ensure the retention of the reaming trees.

8.0 PLANNING POLICIES:

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy, saved policies within the Leeds Unitary

Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Adopted Local Policies:

8.2 Adopted Core Strategy:

- P10 Seeks to ensure that new development is well designed and respect its context.
- T2 Seeks to ensure that new development does not harm highway safety.
- H2 Relates to new housing development on non-allocated sites.
- P12 Seeks to ensure that Leeds landscape character is retained

Saved UDP Policies:

- GP5 - seeks to ensure that all development proposals resolve the detailed planning considerations, including residential amenity for existing and future occupiers.
- T2 - states that new development should not cause new problems for highway safety and efficiency, or exacerbate existing risks and congestion.
- BD6 - All alterations and extensions should respect the scale, form, detailing and materials of the original building.
- Policy LD1 – refers to landscaping Policy

Relevant Supplementary Planning Guidance includes:

- 8.4 Supplementary Planning Guidance “Householder Design Guide” – that includes guidance that the design and layout of new extensions and that they should have regard to the character of the local area the impact on their neighbours.

HDG1: All alterations and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality. Particular attention should be paid to:

- i) the roof form and roof line;
- ii) window details;
- iii) architectural features;
- iv) boundary treatments and;
- v) materials.

Extensions or alterations which harm the character and appearance of the main dwelling or the locality will be resisted.

HDG2 All development proposals should protect the amenity of neighbours. Proposals which harm the existing residential amenity of neighbours through excessive overshadowing, overdominance or overlooking will be strongly resisted.

Supplementary Planning Document: “Street Design Guide”.

National Planning Policy

- 8.5 The National Planning Policy Framework (NPPF, March 2012) gives a presumption in favour of sustainable development and has a strong emphasis on high quality design. The following section is particularly relevant:

Para 7: Requiring good design

9.0 MAIN ISSUES

- Design
- Impact on Neighbours Amenity
- Impact on Trees
- Highways
- Public Representations

10.0 APPRAISAL

Design

- 10.1 The application proposes to construct a single storey side and front extension and a single storey side extension to replace the existing garage. The front gable feature will be remodelled.
- 10.2 The single storey front and side extension that is proposed to the north- western elevation of the building (close to Syke Lane) will be tucked well into the site and will not be particularly visible from Fern Way. Therefore, it is not considered that this element of the have an adverse impact on the character of Fern Way. From Syke Lane, the extension will be largely screened by shrubs and trees that are on the grass verge. Whilst it is considered that the single storey scale of the extension, which will takes a traditional form and will be constructed of matching materials, ensures that the proposal will not appear out of place or dominant from the street. A condition should be attached to ensure a landscape scheme to close the gap in the boundary treatment along Sykes Lane should be attached. This will ease the visual impact of the single storey extension from Sykes Lane. The single storey extension is also situated a similar distance from Syke Lane to the existing garage at no. 5 Fern Way, which also has a substantial two storey side extension.
- 10.3 This single storey element is set down from the eaves line of the main building and ensures that proposal will appear subordinate to the main building and will not overwhelm its design. The proposed traditional roof form and the use of matching materials will ensure that the extension ties in with the design of the main building.
- 10.4 The proposed enlargement of the side garage will result in a slight increase in the height of the structure, just above the eaves line. It is considered that the increase in the height of the structure is not significant and the garage will continue to appear subordinate to the main building. Although, the pitched roof and the higher eaves line are not ideal the dwelling being not particularly visible from the street ensure that these elements will not harm the character of the area. The use of matching materials will ensure that the proposal will have some conformity with the existing dwelling and surrounding area. The dormer windows are modest in scale and the garage being set back from the front elevation of the building will ensure that they do not appear prominent on the building or from the street. Therefore, on the whole, it is considered that the proposed garage will not significantly harm the design of the main building or the character of the area.
- 10.5 The plans also show that the front gable feature of the building being remodelled with a new windows being added and the pitched roof removed to feature a flat roof. It is considered that the alterations proposed to the front gable feature are also modest and will not significantly harm the design of the building or the character of the area.

Impact on Neighbours Amenity

- 10.6 The proposed single front and side will maintain an adequate distance from the boundary of the nearest dwelling. It is considered that the separation distances are satisfactory to ensure that the proposed extension will not raise issues of over-dominance or overshadowing. Given the fact that the site is enclosed by boundary treatment that is over 1.8m in height, it is not considered that the proposed windows single storey extension will raise overlooking.
- 10.7 The neighbour at No.9 Fern Way has raised concern relating to the alterations to the side garage and the potential impact these will have by way of overshadowing and dominance. The alteration proposed will result in additional mass being constructed close to the boundary of No.9. However, the garage will be set 11m away from the windows of No.9 and the elevation is a single and half storey in scale, suggesting that the proposed garage will not raise significant issues of over-dominance or overshadowing. The dormer windows (above the garage) will overlook the front garden area of the host dwelling and will be set 15m away from the dwelling in direct line of site (dwellings beyond the front boundary). Therefore, it is not considered that the proposed dormer windows will raise overlooking concerns.
- 10.8 The alterations proposed to the front gable are modest and will not harm neighbouring residential amenity. The balcony and the two storey side extension from the north western side of the house has now been removed and thereby reduces the potential impact upon the neighbour at no.11 Fern Way.

Impact on Trees

- 10.9 There are a number of trees and shrubs including a TPO tree present along western boundary just beyond the side extension. There also appears to be a number of trees and shrubs along the site that have been removed including a TPO tree. With regards to the trees that have been removed, this is the subject of an enforcement case separate to this application. Planting will take place within the verge to compensate for the removed tree and will help screen the proposed extension from Syke Lane.
- 10.10 The Landscape Officer has assessed the scheme in terms of its impact of the trees that are present beyond the western boundary of the site and has raised no significant concerns subject to adequate tree protection conditions being imposed. With regards to the TPO Birch Tree (T3) that still remains to the west of the site, the Landscape Officer comments that it is moribund and is only expected to survive a further two years. Therefore, harm to this TPO as a result of the extension is not a significant concern.

Highways

- 10.11 Members of the public and the Highways Officer originally raised concerns relating to the new access proposed off Syke Lane. The access has since been removed from the plans. Therefore, it is not considered that the proposal will raise highway safety concerns.

Public representations

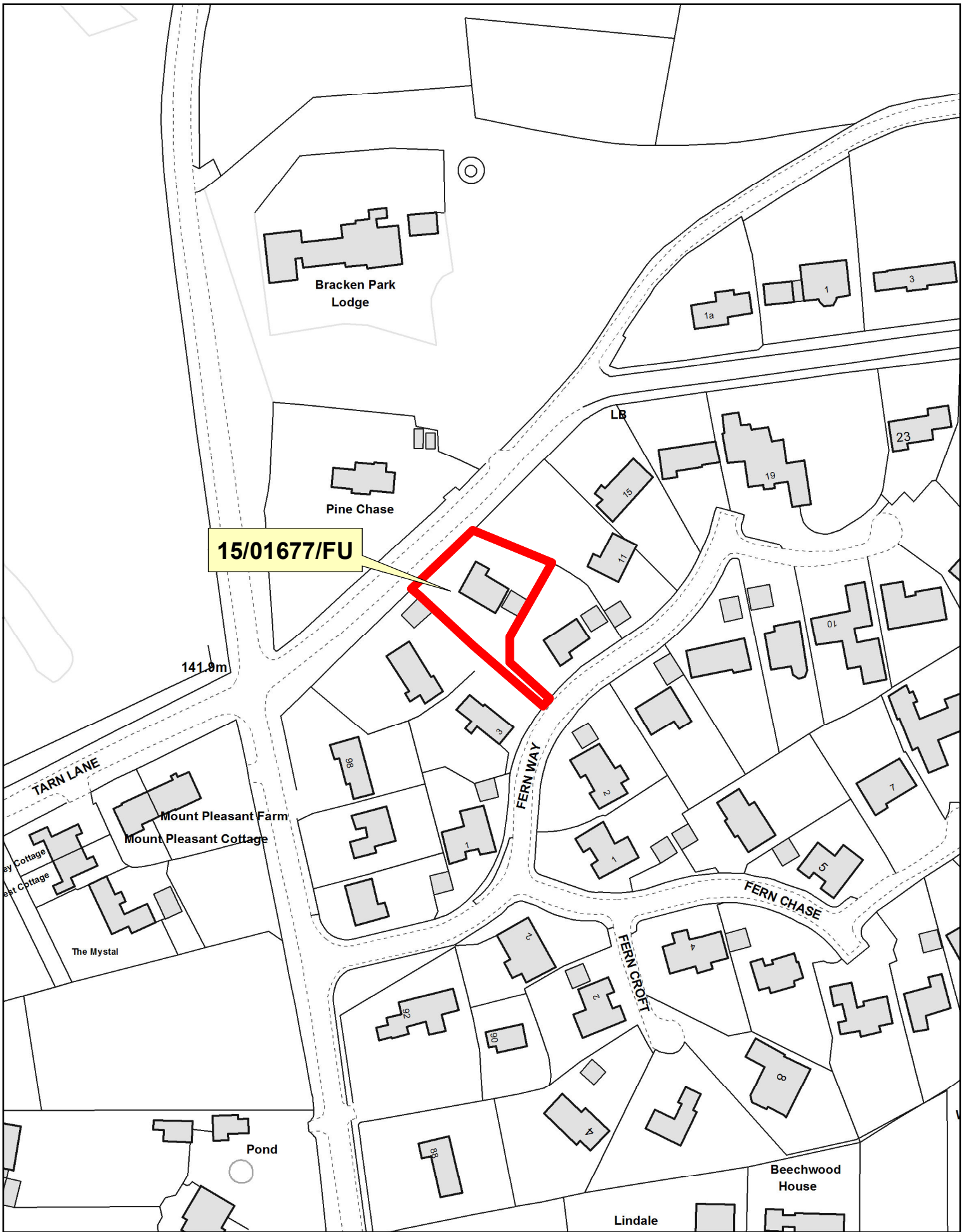
10.12 The issues raised by members of the public have been discussed in the report. The concerns raised relating to the original schemes in particular concerns relating to overlooking from the balcony and the scale of the two storey extension, are no longer relevant. This is because the extension has been reduced to single storey and the balcony has been removed. Furthermore, following the advertisement of the revised scheme no objections have been raised.

11.0 CONCLUSION

11.1 It is considered that proposed extensions to the dwelling are of a good design and will not harm the character of the area. It is also considered that the proposal will not harm neighbouring residential amenity, highway safety or trees that are present within and outside the site. It is therefore concluded that planning permission should be granted subject to the conditions at the head of this report.

Background Papers

Application file 15/01677/FU
Certificate of ownership: Singed by owner – Mrs Varley



NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

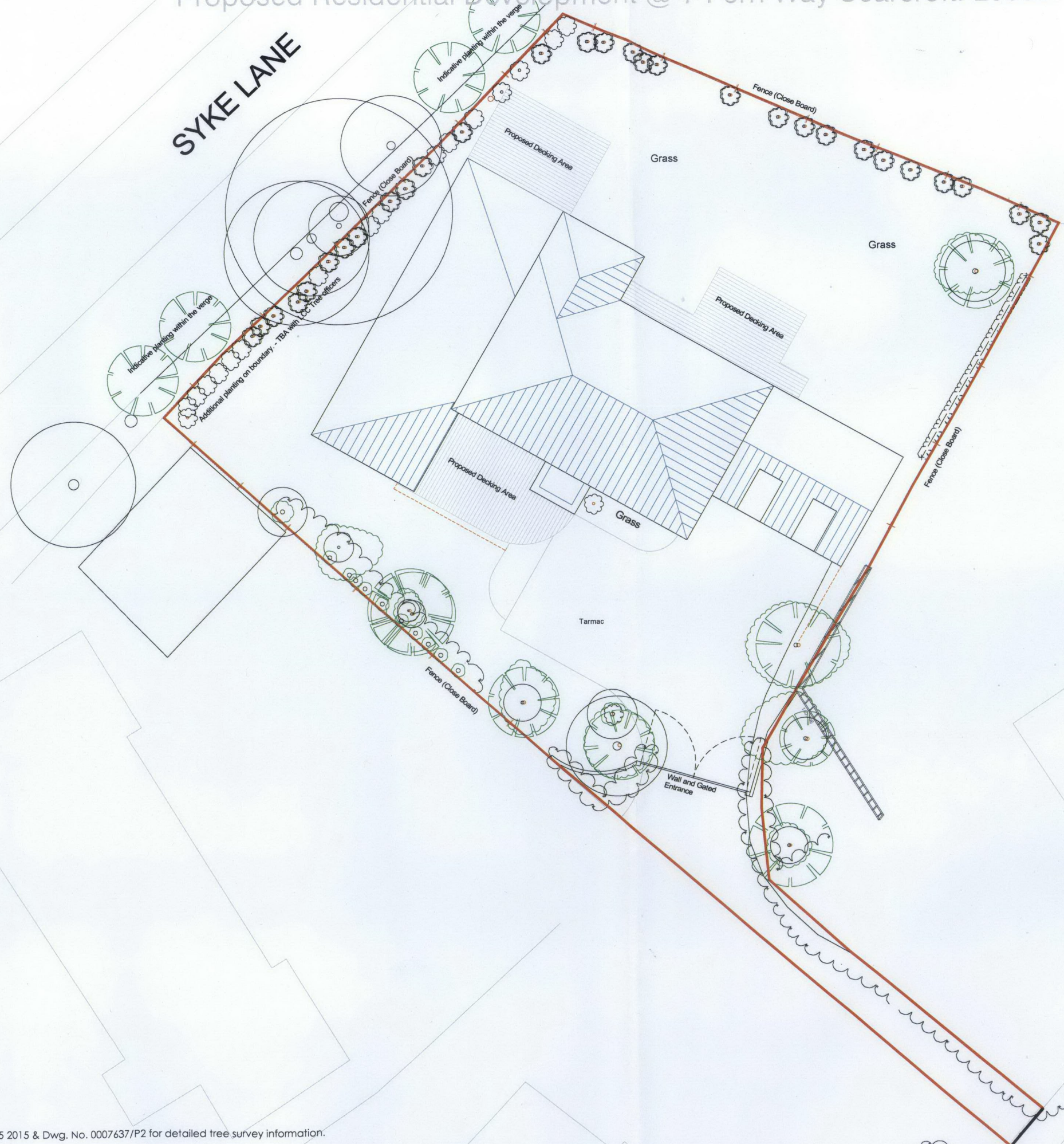


Proposed Residential Development @ 7 Fern Way Scarcroft. Leeds.

15 / 0 1 6 7 7 No



SYKE LANE



Designers of the Built Environment

Scale • 1:100 @ A1
Date • 27/02/15
Drg No • KKF0002C



Site • 7 Fern Way, Scarcroft
Plan • Site layout

FERN WAY

Revision C- OS Updated & Tree survey overlayed - 01/09/15
Revision B- Plan amended to revised design. - 20/08/15
Revision A- Access and Balcony Amended - 03/08/15